



## Program Highlights

### Benefits/Cost Savings

- \$186,000 cost savings
- 74% recycling rate
- 2,310 tons recycled

### Materials Recycled

- 945 tons of wood waste
- 32 tons of cardboard
- 946 tons of concrete and asphalt
- 136 tons of misc. metals
- 237 tons of compost and gypsum
- 8 tons of mixed paper
- 5 tons of glass, cans, and plastic

### Recycled-Content Materials Used

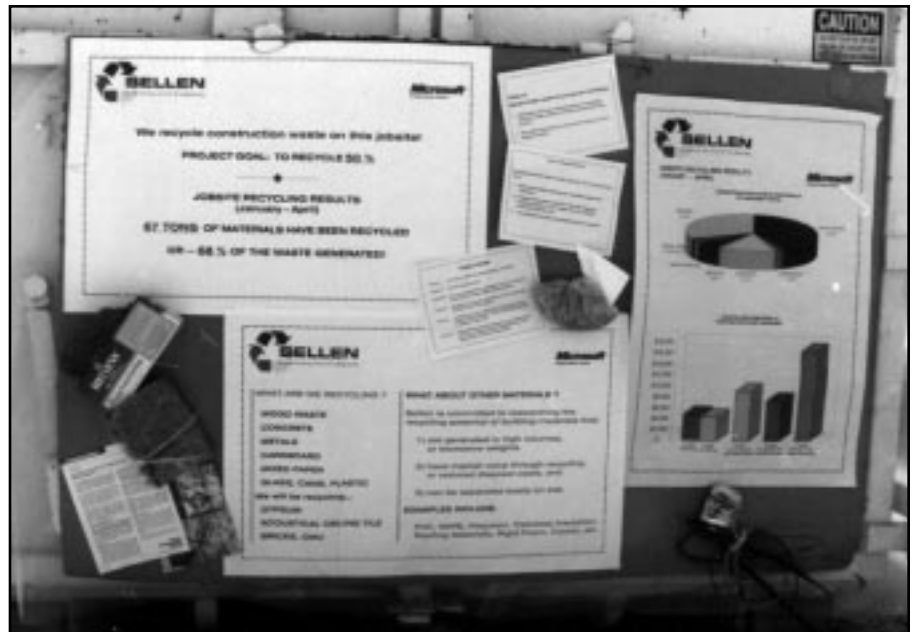
- Gypsum drywall
- Fiberglass insulation
- Acoustical ceiling tile
- Spray On Borax fire retardant
- Aluminum window frames
- Concrete masonry units
- Concrete
- Roofing insulation
- Asphalt
- Compost

### Project Statistics

- Size: 800,000 square feet
- Location: Redmond, WA

### General Contractor

Sellen Construction Company  
PO Box 9970  
Seattle, WA 98109  
(206) 682-7770



Sellen keeps crews informed and motivated by posting information on job-site recycling goals and results. Details on what and how to recycle materials from this Microsoft job-site were posted during a crew luncheon.

## Team Approach Saves \$186,000

Washington residents are widely recognized for their successful efforts to “reduce, reuse and recycle.” Many people, from corporate executives in office towers to the laborers who build the offices, practice the 3-R’s in their homes and on the job. A broad-based team, including the client, general contractor, waste hauler and subcontractors worked together to save thousands of dollars and thousands of tons of valuable resources on a new 800,000 square foot office building on the Microsoft campus in Redmond.

### 3 R’s in Action

**Client Contracts for Recycling.** The client can play a powerful role in encouraging and supporting recycling. In this project, which included three office buildings, a cafeteria, and three parking garages, Microsoft not only specified job-site recycling in the contract, but also included a recycling incentive.

**Recycler Adapts to Work Crew Needs.** The recycling haulers, Doherty’s Construction Waste Management and Waste Manage-

*“Sustainable building practices are the direction the industry is going, it’s what the customer is buying, and what Sellen is actively promoting on projects like this.”*

— Wilf Wainhouse  
Project Manager, Sellen

ment of Washington, worked closely with Sellen to develop the most efficient plan possible for collecting materials at the job-site. If needed, dumpsters were moved on a daily basis to the most convenient location. Six small dumpsters were specially constructed for Doherty's. These smaller dumpsters were lifted up to the decks as each new level was completed, making recycling convenient and cost-effective.

**Subs and Building Industry 'Stick' With Something New.** The insulation subcontractor, Insulation Projects Inc. of Bremerton, was already practicing resource conservation by using a spray-on cellulose insulation product made from 75 percent recycled content. However, on past jobs, some of the conservation benefit was lost. When applying the product to walls, the floor had to be protected with plastic tarps that had to be thrown away after each application. A solution was found by working with the building products industry to develop a new adhesive that could easily be washed off floors. It eliminated the need for plastic tarps, except in hard to wash areas, and saved nearly one ton of plastic.

**General Contractor Raises Sights by Building on Team Approach.** Sellen's job-site programs continue to expand. Jack Torgerson, Sellen Superintendent, said their first job-site recycling effort reduced waste headed for the landfill by one-half. For this project, however, Sellen took a different approach. They included recycling discussions at pre-construction meetings with subcontractors. Subs were asked to investigate recycling opportunities, particularly for materials where recycling markets did not exist. The subs "generated an amazing amount of ideas." Thanks to this team approach, nearly 75 percent of the waste generated from this job was recycled, putting over 2,300 tons of materials into new products instead of landfills.

### **King County Offers Free Technical Assistance to Construction, Demolition and Landclearing Contractors**

- Assistance developing comprehensive job-site waste management plans
- *Construction/Recycling Directory* - a listing of area recyclers
- *Contractors' Guide to Preventing Waste and Recycling* - a how-to guide
- Case studies highlighting successful job-site programs
- *WasteSpec*\* - a manual of model specifications for construction waste reduction, reuse and recycling. This manual provides architects and engineers model specification language for job-site recycling.
- Examples of contract language specifying recycling and waste management requirements from job-sites throughout King County
- Green Works/Construction Works public recognition program

\* Developed by Triangle J Council of Governments; cost \$25.00

**Call the King County Solid Waste Division  
at (206) 296-8480 for assistance.**

## **For more information:**

### **King County**

*King County Construction  
Recycling Directory*  
and other technical assistance:  
Theresa Koppang  
*King County  
Solid Waste Division*  
(206) 296-8480

### **City of Seattle**

*Business and Industry  
Recycling Venture*  
(206) 389-7304

### **General Contractor**

Lynne King,  
Sustainable Construction Mgr.  
*Sellen Construction Company*  
(206) 682-7770

### **Case Study Consultants**

*O'Brien & Company*  
(206) 842-8995

**CONSTRUCTION  
RECYCLING  
WORKS**  
*It's Good Business*